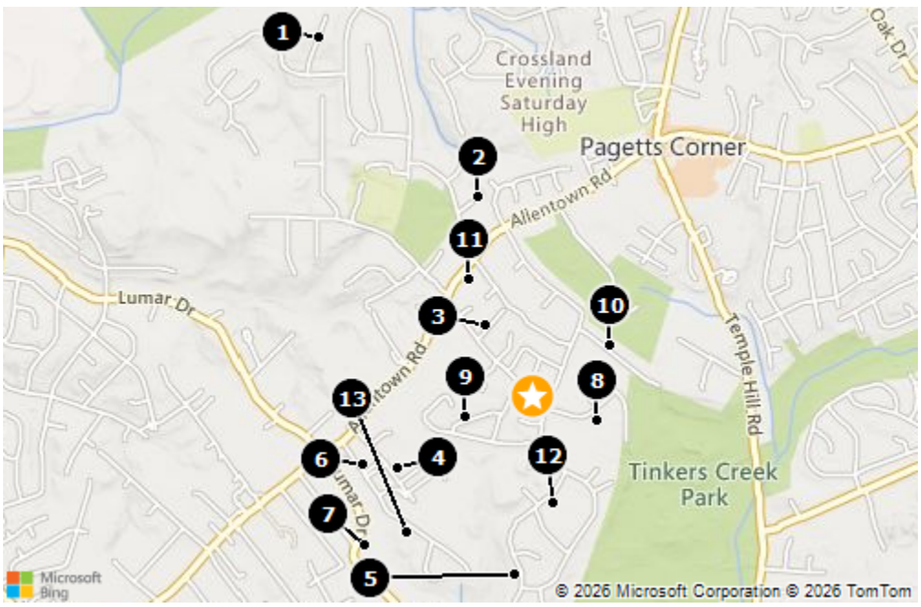
ICE SiteX Report

OrderID: 98729993

SiteX Property Information Report



Subject Property Location

7714 WEBSTER LN, FORT WASHINGTON, MD 20744-1167

County:	**PRINCE GEORGES MD**	Census Tract:	240338012.132003
Property Use:	Single Family Residential	Zoning:	RSF95
Parcel Number:	09-0853796	Thomas Bros Pg-Grid:	1067-5D

Valuation

Value:	**$441,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$348,390 - $533,610	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$126,200	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$294,100	Total Taxable Value:	$6,091
Total Assessed Value:	$395,433	Total Assessor Market Value:	$420,300	Delinquent Year:	
				Tax Account ID:	0853796
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: A District: 09 Map Ref: 106 D3 0
Abbreviated Description: KILBOURNE ESTATES

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:		Pool:	
Building Area:	1106 SF	Baths:	2	Fireplace:	1
Year Built:	1974	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	S/F+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	N/A
Document #:	BK-PG 38888-375	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/17/2017	Sales Price:	N/A
Document #:	38952-344 BK-PG 36510-373	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/22/2016	Loan Amount:	N/A
Document #:	38888-375 BK-PG 38888-375	Loan Type:	VA
TD Due Date:	12/01/2046	Type Finance:	
Legal Description:			

Lot: 1 Block: A District: 09 Subdivision: KILBOURNE ESTATES

Prior Transfer

Recording Date:	11/25/2014	Sales Price:	$224,900
Document #:	BK-PG 36510 -368	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 1 Block: A District: 09 Map Ref: 106 D3 0
Abbreviated Description: KILBOURNE ESTATES

Mortgage Record

Recording Date:	11/25/2014	Loan Amount:	N/A
Document #:	BK-PG 36510-373	Loan Type:	VA
TD Due Date:	12/01/2044	Type Finance:	

Legal Description:
Lot: 1 Block: A Subdivision: KILBOURNE ESTATES

Prior Transfer

Recording Date:	11/25/2014	Sales Price:	$224,900
Document #:	BK-PG 36510-368	Type of Sale:	Full Amount on Deed
Contract Date:	11/14/2014		
Document Type:			

Legal Description:
Lot: 1 Block: A Subdivision: KILBOURNE ESTATES Map Ref: MB WWW77 PL76

Prior Transfer

Recording Date:	05/20/1999	Sales Price:	$126,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/20/1999	Sales Price:	$126,500
Document #:	BK-PG 13088-00319	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00001 Block: 0000A District: 09
Abbreviated Description: 0853796

Prior Transfer

Recording Date:	07/01/1998	Sales Price:	$114,750
Document #:	BK-PG 12299-00474	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00001 Block: 0000A District: 09
Abbreviated Description: 0853796

Prior Transfer

Recording Date:	07/01/1998	Sales Price:	$114,750
Document #:	BK-PG 12299-00122	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00001 Block: 0000A District: 09
Abbreviated Description: 0853796

Area Sales Analysis

Total Area Sales	$5,922,100	Median # of Bedrooms	
Median Lot Size	20,107 SF	Median # of Baths	2
Median Living Area	1,245 SF	Median Year Built	1967
Price Range - 2 Yrs	$265,000 to $789,000	Age Range	23 years to 88 years
Median Value	$450,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**4705 BRAVA CT** **FORT WASHINGTON, MD 20744-1107**	09/25/2026	$345,000	$266	1296	//2	1967	10,858 SF	
		APN: 09-0953281 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: D Subdivision: BLOCKS C D & E MANSFIELD MANOR MapRef: MB WWW 60 FO 67 Abbreviated Description: Lot:13 Block:D Subdivision:BLOCKS C D & E MANSFIELD MANOR Map Ref:MB WWW 60 FO 67								
2	.53Mi.	**7201 TARBORO PL** **FORT WASHINGTON, MD 20744-1080**	07/13/2026	$570,000	$535	1064	//3	1983	20,107 SF	
		APN: 12-1341361 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: K District: 12 Subdivision: SECTION THREE A LOTS 11 12 13 18 19 20 AND 21 BLOC MapRef: MB NLP 111 PL 100 Abbreviated Description: Lot:13 Block:K District:12 Subdivision:SECTION THREE A LOTS 11 12 13 18 19 20 AND 21 BLOC Map Ref:MB NLP 111 PL 100								
3	.23Mi.	**7509 PUTT RD** **FORT WASHINGTON, MD 20744-1159**	07/01/2026	$556,100	$392	1416	//4	1965	16,336 SF	
		APN: 09-0850370 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PAYNES SUBDIVISION MapRef: MB WWW 50 PL 48 Abbreviated Description: Lot:3 Subdivision:PAYNES SUBDIVISION Map Ref:MB WWW 50 PL 48								
4	.38Mi.	**7725 WILLS LN** **FORT WASHINGTON, MD 20744-1875**	06/25/2026	$305,000	$244	1245	//2	1951	43,560 SF	
		APN: 09-0852517 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.46Mi.	**8105 BIRDSONG DR** **FORT WASHINGTON, MD 20744-1260**	04/30/2026	$450,000	$230	1952	//2	1994	20,619 SF	
		APN: 09-0886184 Document #: Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 15 Block: A Subdivision: PLAT THREE LOTS 7 19 BLOCK A & LOTS 2 6 & 12 BLOCK MapRef: MB VJ 156 PL 85 Abbreviated Description: Lot:15 Block:A Subdivision:PLAT THREE LOTS 7 19 BLOCK A & LOTS 2 6 & 12 BLOCK Map Ref:MB VJ 156 PL 85

6	.45Mi.	**7810 PATS LN** **FORT WASHINGTON, MD 20744-1862**	03/25/2026	$265,000	$235	1126	//1	1938	12,700 SF	

APN: 09-0894931 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 District: 9 Subdivision: RADFORD MapRef: MB BB 6 FO 76 Abbreviated Description: Lot:12 District:9 Subdivision:RADFORD Map Ref:MB BB 6 FO 76

7	.54Mi.	**3744 LUMAR DR** **FORT WASHINGTON, MD 20744-1860**	02/04/2026	$298,000	$271	1098	//1	1946	32,557 SF	

APN: 09-0898395 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LOTS 1 AND 2 LUMAR SUBDIVISION MapRef: MB 268 FO 24 Abbreviated Description: Lot:1 Subdivision:LOTS 1 AND 2 LUMAR SUBDIVISION Map Ref:MB 268 FO 24

8	.18Mi.	**7901 WEBSTER LN** **FORT WASHINGTON, MD 20744-1158**	01/16/2026	$789,000	$230	3416	//2	2003	30,303 SF	Yes

APN: 09-3421062 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: PLAT OF RESUBDIVISION PLAT THREE ALLENTOWN FARMS MapRef: MB 193 PL 21 Abbreviated Description: Lot:33 Subdivision:PLAT OF RESUBDIVISION PLAT THREE ALLENTOWN FARMS Map Ref:MB 193 PL 21

9	.18Mi.	**4106 MARBOURNE DR** **FORT WASHINGTON, MD 20744-1143**	01/06/2026	$494,000	$446	1106	//3	1975	9,500 SF	

APN: 09-0854273 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: D Subdivision: KILBOURNE ESTATES MapRef: MB WWW 77 PL 76 Abbreviated Description: Lot:7 Block:D Subdivision:KILBOURNE ESTATES Map Ref:MB WWW 77 PL 76

10	.24Mi.	**4618 PENDALL DR** **FORT WASHINGTON, MD 20744-1153**	12/05/2025	$415,000	$319	1300	//2	1961	13,920 SF	

APN: 09-0850057 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: A Subdivision: LANHAM VILLAGE MapRef: MB WWW 36 PG 68 Abbreviated Description: Lot:6 Block:A Subdivision:LANHAM VILLAGE Map Ref:MB WWW 36 PG 68

11	.33Mi.	**7408 ALLENTOWN RD** **FORT WASHINGTON, MD 20744-1012**	12/03/2025	$425,000	$408	1040	//1	1954	20,000 SF	

APN: 09-0864835 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: POMROY PLACE MapRef: MB WWW 19 PL 47 Abbreviated Description: Lot:1 Subdivision:POMROY PLACE Map Ref:MB WWW 19 PL 47

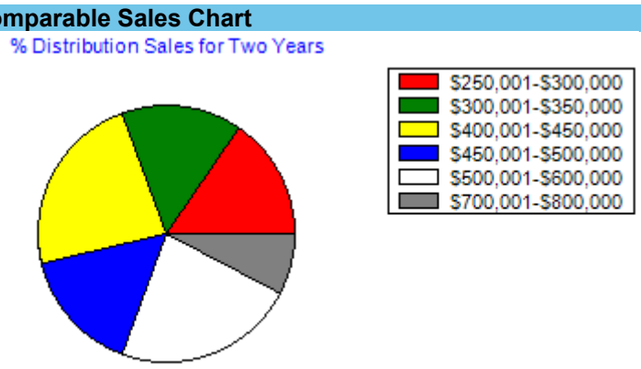
12	.29Mi.	**7904 BIRDSONG DR** **FORT WASHINGTON, MD 20744-1257**	11/24/2025	$510,000	$285	1784	//3	1992	40,886 SF	

APN: 09-0885756 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: C District: 9 Subdivision: PLAT ONE CIMARRON WOODS MapRef: MB VJ 156 PL 83 Abbreviated Description: Lot:12 Block:C District:9 Subdivision:PLAT ONE CIMARRON WOODS Map Ref:MB VJ 156 PL 83

13	.48Mi.	**8005 PATS PL** **FORT WASHINGTON, MD 20744-1868**	11/24/2025	$500,000	$415	1202	//3	1999	21,400 SF	

APN: 09-3034519 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Block: F Subdivision: HARDISTYS ADDITION TO RADFORD MapRef: MB VJ 176 PL 74 Abbreviated Description: Lot:43 Block:F Subdivision:HARDISTYS ADDITION TO RADFORD Map Ref:MB VJ 176 PL 74

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**7714 WEBSTER LN**	**11/25/2014**	$420,300	$395,433	1,106	//2	1974	10,000 SF	
.01Mi.	**7712 WEBSTER LN**	**07/17/2025**	$431,600	$403,267	1,092	//2	1974	14,099 SF	
.03Mi.	**7710 WEBSTER LN**	**02/24/2006**	$426,400	$401,333	1,106	//2	1974	10,015 SF	
.03Mi.	**7705 LANHAM LN**	**11/05/1982**	$359,100	$330,100	2,160	//1	1947	17,830 SF	
.03Mi.	**7701 LANHAM LN**	**05/16/1996**	$379,100	$359,767	2,455	//2	1947	20,350 SF	
.03Mi.	**7715 WEBSTER LN**	**08/02/2006**	$371,400	$338,400	1,176	//2	1974	9,500 SF	
.03Mi.	**7717 WEBSTER LN**	**06/22/1977**	$359,200	$327,000	1,066	//2	1974	9,500 SF	
.04Mi.	**7713 WEBSTER LN**	**02/03/1995**	$345,300	$315,233	1,066	//1	1974	9,544 SF	
.04Mi.	**7711 WEBSTER LN**	**12/28/2005**	$357,900	$327,100	1,134	//2	1974	9,553 SF	
.04Mi.	**7606 FLAM CT**	**12/27/2012**	$424,900	$394,433	1,215	//2	1974	11,793 SF	
.04Mi.	**7617 LANHAM LN**	**07/09/2019**	$414,700	$384,633	1,215	//2	1974	9,721 SF	
.04Mi.	**7607 FLAM CT**	**12/13/2021**	$418,900	$388,633	1,215	//2	1974	9,536 SF	
.04Mi.	**7708 WEBSTER LN**	**06/28/2017**	$416,200	$391,467	1,092	//2	1974	10,000 SF	
.04Mi.	**7719 WEBSTER LN**	**03/18/2021**	$427,400	$400,733	1,092	//3	1974	9,500 SF	
.05Mi.	**7704 WOODBOURNE AVE**	**01/27/2025**	$353,800	$323,200	1,134	//2	1975	9,500 SF	
.05Mi.	**7715 LANHAM LN**	**07/10/1991**	$428,000	$401,133	1,092	//2	1977	10,500 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	45.2 years old	Households:	18,205
Median Household Income:	$129,607	Households w/Family:	68%
Household Income Per Capita:	$56,524	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Prince George's County Public Schools	Students:	132,123
Number of Schools:	199	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Crossland High School**	D+	Public	9 - 12
Number of Students: 1,094				
Student-Teacher Ratio: 12.43				
Advanced Placement: Yes				
0.64Mi.	**Avalon Elementary School**	D+	Public	PK - 5
Number of Students: 302				
Student-Teacher Ratio: 13.73				

Flood Report

The Subject Property of **7714 WEBSTER LN, FORT WASHINGTON, MD 20744-1167** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	85%	LOWER
OVERALL	88%	LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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